132.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,800 / 821,800
					USE VALUE:	821,800 / 821,800
					ASSESSED:	821,800 / 821,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WINDERMERE PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRISCOLL MICHAEL J/ TRUSTEE
Owner 2:	11 WINDERMERE PARK REALTY TRUS
Owner 3:	
Street 1:	11 WINDERMERE PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DRISCOLL MICHAEL J--ETAL -
Owner 2:	DRISCOLL DONNA A -
Street 1:	11 WINDERMERE PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,156 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 2070 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4156.000	330,700	900	490,200	821,800
Total Card	0.095	330,700	900	490,200	821,800
Total Parcel	0.095	330,700	900	490,200	821,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.93 | /Parcel: 396.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

85035

GIS Ref

GIS Ref

Insp Date

05/12/18

!10314!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,600	900	4,156.	490,200	821,700	821,700	Year End Roll	12/18/2019
2019	101	FV	262,900	900	4,156.	517,400	781,200	781,200	Year End Roll	1/3/2019
2018	101	FV	265,200	0	4,156.	381,300	646,500	646,500	Year End Roll	12/20/2017
2017	101	FV	265,200	0	4,156.	364,900	630,100	630,100	Year End Roll	1/3/2017
2016	101	FV	265,200	0	4,156.	337,700	602,900	602,900	Year End	1/4/2016
2015	101	FV	250,000	0	4,156.	283,200	533,200	533,200	Year End Roll	12/11/2014
2014	101	FV	250,000	0	4,156.	276,700	526,700	526,700	Year End Roll	12/16/2013
2013	101	FV	250,000	0	4,156.	263,600	513,600	513,600		12/13/2012

PRINT

Date	Time
12/11/20	00:38:12

LAST REV

Date	Time
11/19/20	11:08:28

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10314

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRISCOLL MICHAE	70948-190		5/1/2018	Convenience	1	No	No		
	13565-619		10/1/1978		61,000	No	No		Y

USER DEFINED

Prior Id # 1:	85035
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1050	Redo Kit	28,700	O				
12/27/2016	1568	Re-Roof	25,000	C				
5/11/1999	265	Manual	6,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2018	Inspected	PH	Patrick H
5/1/2018	MEAS&NOTICE	CC	Chris C
11/14/2008	Meas/Inspect	345	PATRIOT
4/27/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/1/1999	Measured	264	PATRIOT
8/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4156		Sq. Ft.	Site		0	90.	1.31	10									490,213						490,200	

Total AC/HA: 0.09541 | Total SF/SM: 4156 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,213 | Spl Credit | Total: 490,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33217251
Const Adj.:	1.03020000
Adj $ / SQ:	178.413
Other Features:	76800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479241
Depreciation:	148565
Depreciated Total:	330677

COMMENTS

UAT IS UNHEATED. FP IN BMT
NON-FUNCTIONAL.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

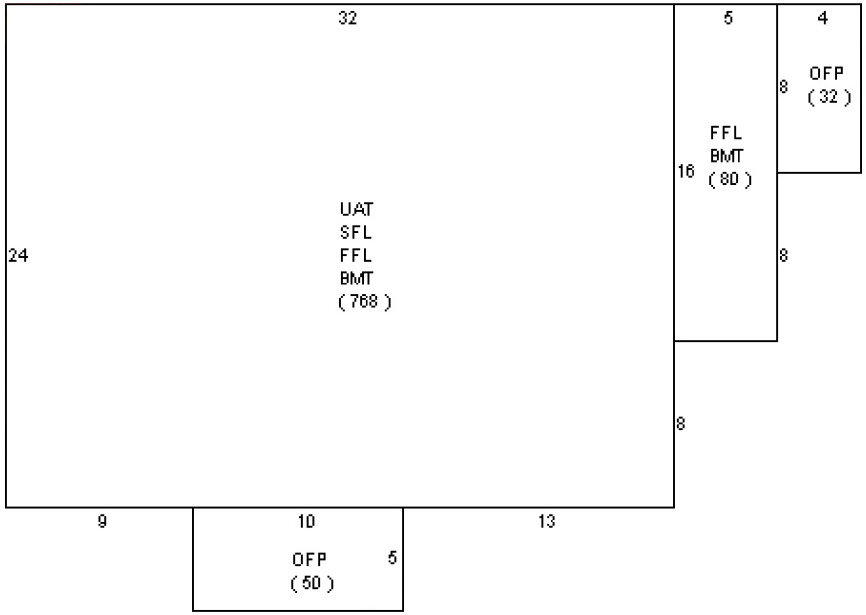
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	196.25
Special Features:	0	Val/Su Net:	124.28
Final Total:	330700	Val/Su SzAd	214.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	848	67.440	57,189
FFL	First Floor	848	178.410	151,294
SFL	Second Floor	691	178.410	123,319
UAT	Upper Attic	192	124.890	23,979
OFP	Open Porch	82	37.730	3,094

Net Sketched Area:	2,661			Total:	358,875
Size Ad	1539.1999	Gross Are	3314	FinArea	2070

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	90				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X18	A	AV	2000	3.55	T	15.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900